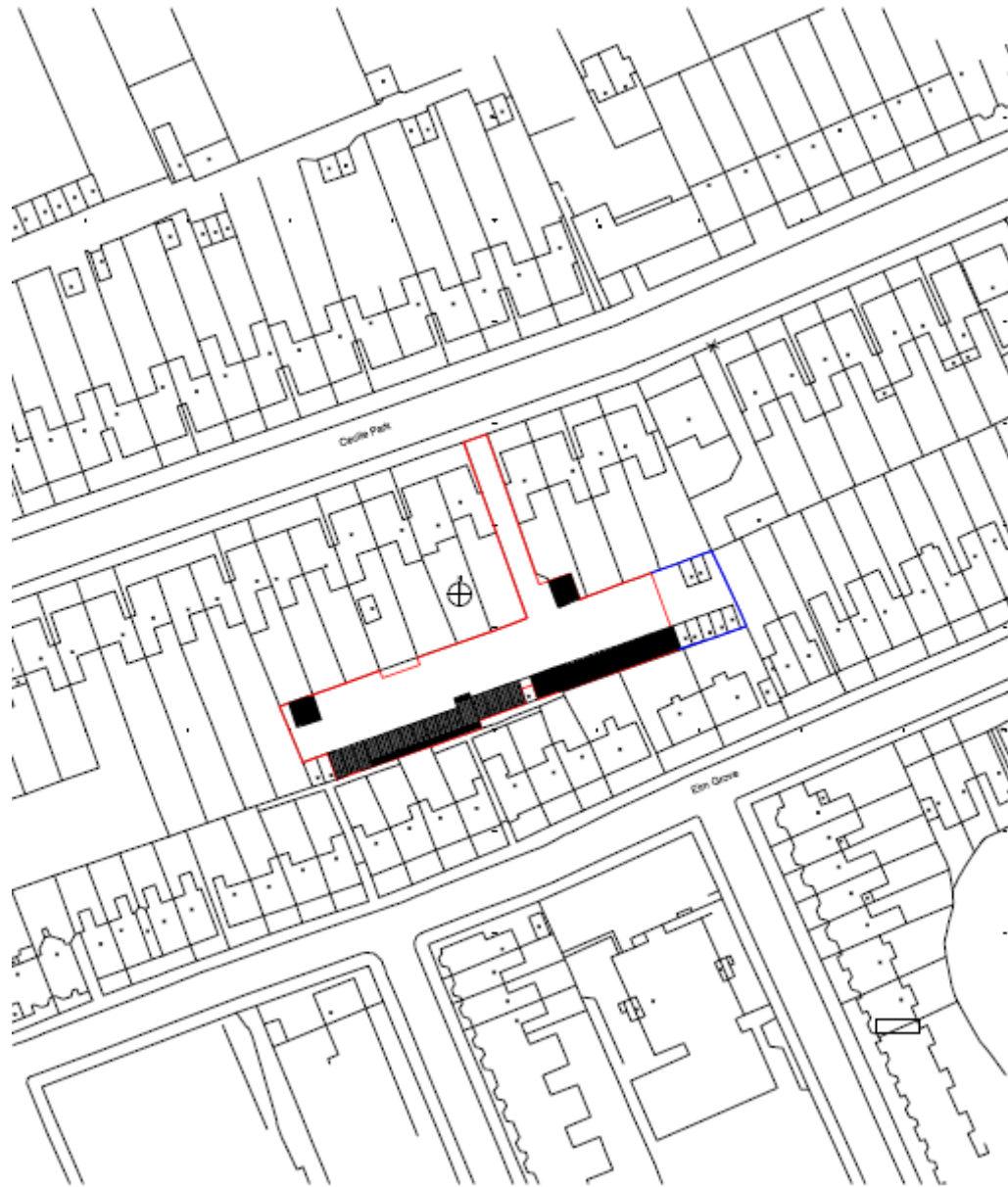


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<p>SUMMARY OF REPORT: The determination on this application has been made having regards to the previous consent under LPA Ref: HGY/2009/1768. The current proposal is a renewal of this previous consent. The current and previously approved application proposes the demolition of the existing garages and the redevelopment of the site for residential use, comprising of 4 x two storey three bedrooms houses and 8 no. car parking spaces. The application site has been subject to a long planning history, including numerous planning appeals, during which time the number of units has been reduced from eight to four. In the scheme approved in 2010 a fifth house had been deleted. This previously approved scheme in terms of its layout and design is still considered to be acceptable and compatible with the surrounding residential use and character of the area. This application is therefore recommended for APPROVAL.</p>	

1.0 SITE PLAN



2.0 PHOTOGRAPHS & IMAGES



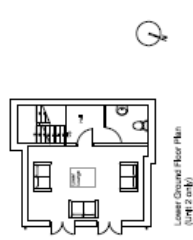
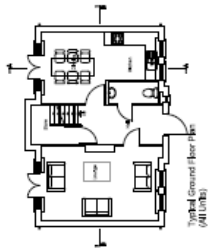
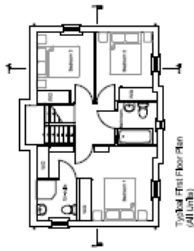
Proposed Site Layout



Access road to the site; in between No's 37 and 39.

PROJECT INFORMATION
 PROJECT: 2017-001
 CLIENT: OFFREPC
 ARCHITECT: ARCHER ARCHITECTS
 DATE: 01/2017

DESIGNER INFORMATION
 DESIGNER: ARCHER ARCHITECTS
 DATE: 01/2017

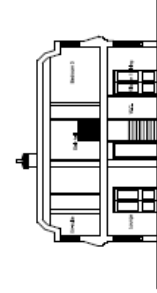
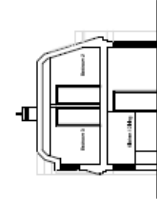
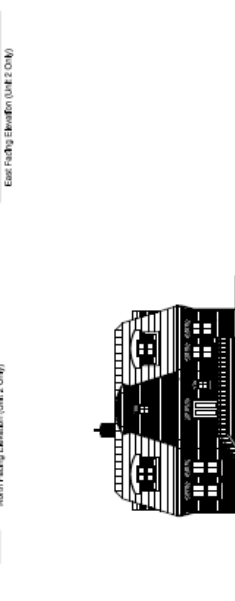
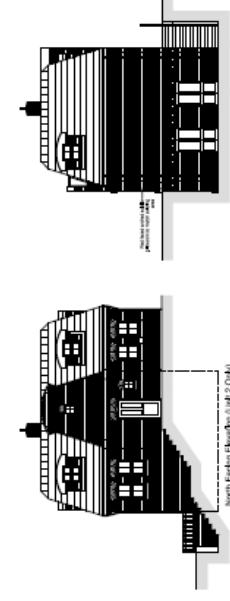
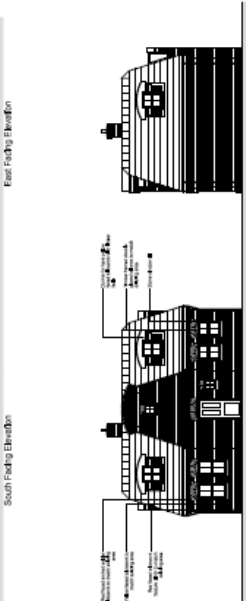
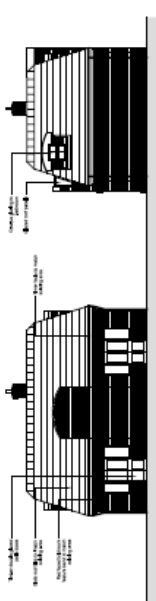


PROJECT INFORMATION
 PROJECT: 2017-001
 CLIENT: OFFREPC
 ARCHITECT: ARCHER ARCHITECTS
 DATE: 01/2017

DESIGNER INFORMATION
 DESIGNER: ARCHER ARCHITECTS
 DATE: 01/2017

PROPOSED FLOOR PLANS AND ELEVATIONS

DATE: 01/2017
 DRAWN BY: JLS
 CHECKED BY: JLS
 SCALE: 1/8" = 1'-0"
 SHEET: 2017-001-PI-02 (Arch)



Proposed Elevations & Cross Sections



View within the site – looking eastwards



View within the site – looking westwards.

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is located on land to the rear of no's 27-47 Cecile Park and consists of approximately 32 lock-up garages. The site is accessed via a gravelled access road which runs in between No's 37 and 39. The garages are situated along the southern boundary of the site.
- 3.2 Along the southern boundary the site adjoins the rear gardens of properties on Tregaron Avenue. The rear garden boundary with the properties on Cecil Park consists largely of closed boarded fencing with self seeded vegetation. The site is within The Crouch End Conservation Area with the southern edge of the site forming the outer boundary of the conservation area.

4.0 PROPOSAL

- 4.1 This application to replace an extant planning consent (LPA Ref: HGY/2009/1768) in order to extend the time limit for implementation by an additional 3 years.
- 4.2 This consent, as granted by the Planning Committee on 15th January 2010, was for the demolition of 32 existing lock-up garages and for the erection of 4 x two-storey three bedroom houses with associated landscaping and parking (8 no. parking spaces). This current consent expires on 15th January 2013.

5.0 PLANNING HISTORY

5.1 Planning Application History

OLD/1986/0974 - Erection of 17 lock up garages REFUSED 28/07/86

OLD/2000/0604 - Residential development to provide 7 x 2 storey houses and 1 self-contained flat with car ports / parking for 14 cars, also 26 lockup garages – Refused 15/12/00 - subsequent appeal dismissed

OLD/2000/0605 - Conservation Area Consent for the demolition of garages Refused 15/12/00

HGY/2000/0935 - Application to erect 7 houses and one flat and garages in basement area – Refused 05/12/00 subsequent appeal DISMISSED

HGY/2000/0933 - Conservation Area Consent to erect 7 houses and one flat and garages in basement area Refused 05/12/00 - subsequent appeal dismissed

HGY/2001/1696 - Application to erect 6 dwellings and ten garages - Refused 06/04/04 - subsequent appeal dismissed – 21st January 2005

HGY/2001/1697- Conservation Area Consent for the demolition of garages – Refused 27/07/04 - subsequent appeal dismissed

HGY/2005/1985 - Demolition of existing 35 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 No parking spaces.
Withdrawn 14/12/05

HGY/2005/1987 - Conservation Area Consent for the demolition of 35 garages.
Withdrawn 14/12/05

HGY/2006/0580 - Demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces
Refused 16/10/2006 - Subsequent appeal dismissed 24th January 2008

HGY/2008/1020 - Demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces
Refused 17/12/2008 - Subsequent appeal dismissed 30th July 2009

HGY/2009/1768 - Demolition of 32 existing lock-up garages and erection of 4 x 2 / 3 storey three bedroom houses with associated landscaping and 8 parking spaces. – Approved 15/01/2010

HGY/2012/1705 - Demolition of 33 existing lock-up garages and erection of 4 x 3 storey four bedroom houses with associated landscaping and 8 parking spaces.-Pending

5.2 Planning Enforcement History

None

6.0 **RELEVANT PLANNING POLICY**

6.1 National Planning Policy

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The proposed development is considered to be consistent with the Framework which seeks to approve proposals that accord with the local development plan.

6.2 London Plan 2011

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.7 Renewable energy
Policy 7.8 Heritage assets and archaeology

6.3 Unitary Development Plan

G1 Environment
 G2 Development and Urban Design
 G3 Housing Supply
 UD3 General Principles
 UD4 Quality Design
 HSG1 New Housing Development
 HSG2 Change of Use to Residential
 HSG9 Density Standards
 M10 Parking for Development
 OS17 Tree Protection, Tree Masses and Spines
 CSV1 Development in Conservation Areas
 CSV7 Demolition in Conservation Areas

6.4 Haringey's Local Plan; Strategic Policies (formerly the Core Strategy – Draft

SP1 Managing Growth
 SP2 Housing
 SP11 Design
 SP12 Conservation

6.5 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
 SPG2 Conservation and Archaeology
 'Housing' SPD October 2008
 SPG8b Materials
 SPG9a Sustainability Statement

6.6 Other

Haringey 'Draft Supplementary Planning Document on Sustainable Design and Construction'
 Mayor of London 'London Housing Design Guide' 2010
 Haringey Basement Development Guidance Note (July 2012)
 Crouch End Conservation Area Character Appraisal

7.0 CONSULTATION

Internal	External
Transportation Cleansing Building Control Ward Councillors Hornsey CAAC Conservation Team Council Aboriculturalis	<u>Amenity Groups</u> Hornsey CAAC <u>Local Resident</u> 63a, 1 – 63 (o) Cecile Park, N8 30 – 52 (e) Cecile Park, N8 17a, 29a, 29b Cecile Park, N8 2 – 46 (e) Tregaron Ave, N8 7 – 29 (o) Elm Grove, N8

8.0 RESPONSES

Building Control

- 8.1 Further details are required to demonstrate compliance with the requirements of B5 of the Building Regulations (Access and facilities for the Fire Service), and will require an application to be submitted to this office. Please see link below:

London Fire & Emergency Planning Authority

- 8.2 The Brigade is not satisfied with the proposal for fire fighting access as it would appear to be more than 45metres from the fire brigade access point.

Local Residents

- 8.3 Letters of objection have been received from the residents of the following properties: 25, 29a, 31, 47 Cecile Park, 7, 9 Elm Grove, 35 Womersley Road, 28, 30, 44 Tregaron Avenue who object to the application on the following grounds, as summarised:

- The developers have never successfully submitted a reasonable design with respect to the size of the site;
- Site is too narrow for houses;
- The proposal fails to take account of the nature of the site as an area that is not a frontage to a wide road, but a narrow space overlooking adjacent properties
- Close proximity of the proposal to existing properties in Elm Grove and Tregaron Avenue;
- Loss of privacy to houses and gardens adjoining the site;
- Houses would block light to properties in Cecil Park;
- The houses are less than 12 metres from the houses in Tregaron Avenue whose outlook amenity and privacy will be significantly reduced;
- Habitable rooms should not be within 20 metres of habitable rooms of existing properties as per guideline 8.20 set out previously above;
- Visual character of the conservation area is not being protected;
- Not enough width for and emergency vehicle to access the new properties;
- Tree next to the garden of No 31 will be affected;
- Services in Crouch End area are all ready over-strained eg GP surgeries, schools;
- Risk to pedestrians (children in particular) of cars going in and coming out of the lead in area to the site during construction and afterwards by residents;
- Noise and disturbance in association with construction;

- 8.4 The residents of No 25 Cecile Park has asked that a petition of over 100 local residents be taken into account as evidence of the strong opposition to the principle of the development.

9.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

Background

- 9.1 The current application is in effect a renewal of the previous 2009 consent. The details assessment of the planning issues were carried out as per the committee report prepared for planning reference: HGY/2009/1768 (attached in Appendix 2) and also discussed below.
- 9.2 The Town and Country Planning (General Development Procedure (Amendment No.3) (England) Order 2009 which amended the Town and Country Planning (General Development Procedure) Order 1995 allows extensions to extant permissions. The regulations came into effect on 1st October 2009. As of 1 October 2012 this provision has been extended further so that it applies to all planning applications that:
- are extant on 1 October 2010, and;
 - have not been commenced at the date of application, and;
 - were granted permission prior to the 1 October 2010.
- 9.3 While national planning policy has been superseded by the National Planning Policy Framework and the London Plan has been revised since this previous application has been approved, there are no overriding changes in the Council's policy position or no new material considerations to take account of. The proposal is considered to be in accordance with Haringey's emerging Local Plan: Strategic Policies (April 2012).
- 9.4 As outlined in the report on the 2009 application the various appeal decisions on the previous proposals for the site are particularly important in terms of identifying and assessing the relevant material considerations. The relevant material considerations in this case are considered to be:
- Planning Appeals;
 - Loss of garages;
 - Design, Form & Layout;
 - Effect on the Character & Appearance of the Conservation Area;
 - Impact on trees.

Planning Appeals

- 9.5 There have been numerous appeals on this site over the years. These include an appeal (APP/Y5240/A/01/1058981) on a scheme in 2001 for 7 houses, which was found to be unacceptable as it was going to result in the loss of trees due to basement excavation.

- 9.6 In 2005 a scheme for 6 houses (APP/Y5240/A/04/1149813) was dismissed on the grounds that while changes to the design and layout overcame the harm caused to the conservation area by the previous proposal, this scheme would give rise to unacceptable overlooking and would have an overbearing impact on the occupiers of some of the adjoining properties in Elm Grove and Tregaron Avenue.
- 9.7 In an another Appeal in 2007 (APP/Y5240/A/07/2037862) involving a scheme for 5 houses, the Inspector found that the scheme would provide a satisfactory living conditions for the existing and future occupiers, but felt that the changes to the elevation would result in a style and pattern of development that would detract unacceptably from the character and appearance of conservation area.
- 9.8 In he last appeal for this site in July 2009 (APP/Y5240/A/2093786) relating to a scheme for 5 houses, the Inspector considered the effect on the living conditions of neighbouring occupiers, the effect of the proposed design and layout and the effect of the loss of the existing garages. In all three it was found that the scheme would be acceptable, with the exception of Unit 5, which was considered to harm the health of the tree close to it.

Loss of Garages

- 9.9 The issue of the loss of the garages has been considered in the previous appeals for the site, both in terms of its impact on local parking conditions as well as the effect on the conservation area. In terms of the effect on local parking conditions the Inspector concluded:

“...the loss of the existing garages would cause no significant harm, nor would it conflict with any of the development plan policies identified at the Inquiry.” (para.33/ 2009 appeal decision)”.

- 9.10 In considering its impact on the conservation area, the Inspector considered that:

‘UDP Policy CSV7 seeks to resist demolition in conservation areas, where this would give rise to an adverse impact on the area’s character and appearance. In this case however, it was agreed that the existing garages make no positive contribution to the area. indeed, in my view they detract from it, due to the ugliness of their design; their lack of visual relation to the houses that give the area its special character; and the outworn condition of the buildings and site.’ (para.37).

- 9.11 Based on the Inspector’s decision then and the subsequent 2010 approval, the demolition of the existing garages are considered to be acceptable and in line with Haringey Unitary Development Plan Policy CSV7 ‘Demolition in Conservation Areas’.

Design, Form & Layout

- 9.12 This previously approved scheme is for the erection of 4 x two storey detached houses of traditional construction. The dwellings would be situated between 3.8 and 6 metres from the northern boundary of the application site and between 3.2 and 5.2 metres off the southern boundary of the site. The one end dwelling Number 1 would be situated 4.8 metres and 3.4 metres off the side boundaries of the site. The plans detailed a large amount of landscaping along the pZoperty boundaries with fencing to be erected around the boundary and large number trees planted along the boundary, the building will have a maximum height of 5.7 metres above ground level, reflecting the previous applications/ appeals on this site.
- 9.13 The design of the proposed scheme draws from both materials and forms from the surrounding buildings in Cecil Park and those in the broader conservation area. The steep pitched roofs with Dutch gabled dormer windows can be found along Cecile Park and are reflected in the front elevation of the proposed scheme. The scheme will have painted timber sash windows and the fenestration will be respectful of the proportions and rhythm of the adjacent fenestration. The development will be faced in yellow multi brick work to match the surrounding area with the use of elements of red stock brick work in the feature plinth, banding and solider header coursing.
- 9.14 Three of the houses will have a floorspace of 113 sq.m while one will have a floorspace of 144 sq.m. The dwellings meet the floor space requirements of the London 'Housing Design Guide' 2010. Houses 1, 2, 3 and 4 will all meet the 50 square metre garden amenity space requirement.
- 9.15 All habitable rooms to the north elevation facing Cecile Park Road are over 20 metres apart. There are no first floor windows on the rear elevation at first floor level to avoid overlooking, but instead fenestration on the flank walls. The ground floor habitable rooms will have French doors opening into their own private gardens.
- 9.16 The density of the proposed development will be 153 HRH which is substantially below the density of the surrounding area, however acceptable and appropriate for a backland site of this nature. SPG 3c 'Backlands Development' states that the Council's Density Standards will not generally apply to backlands sites unless it can be shown that the scheme does not constitute town cramming and the density of the proposed development is considered consistent with this statement.
- 9.17 Access to the site for emergency vehicle and service vehicles is considered acceptable. The scheme meets the minimum 3.7 width for fire appliance access and has a sufficient turning head at the end of the site access for emergency and service vehicles to manoeuvre.

Impact on the Character & Appearance of the Conservation Area

- 9.18 The effect of the proposal on the character and appearance of the conservation area has been considered in the previous appeals. In specific the 2009 appeal considered:

“The present use of the site for garaging is itself clearly a departure from the land’s original use, and the existing buildings (garages) make no positive contribution to the area’s qualities. The Inspector continued by saying there is no reason why development pattern should not be allowed to continue to evolve in response to changing circumstances provided that the area’s special architectural and historic interest is not harmed. Given the importance that PPS3 gives to the provision of housing in urban areas, the development now proposed would reflect society’s changing needs. Consequently no harm would be cause to the area’s development pattern and the proposal would preserve the special character and appearance of Crouch End Conservation Area’ (para. 21) of July 2009 Appeal APP/Y5420/A/09/2093786

- 9.19 The Inspector considered that as the scheme proposed a less intensive development with fewer units and that “This overcame the objections that led to the dismissal of the 2007/8 appeal. also considered that the proposed 4 units would not harm the character and appearance of the local area. “(para. 19) July 2009 Appeal (ref: APP/Y5420/A/09/2093786). He also concluded,

“In all the above respects, I conclude that the proposed development would preserve the special character and appearance of the Crouch End conservation area.” (para 23) of July 2009 Appeal (ref: APP/Y5420/A/09/2093786)

- 9.20 In the Crouch End Conservation Area Appraisal adopted in September 2010 the matter of the under-used nature of the lock-up garages was noted and how they detract from the character and appearance of the conservation area and rather offer an opportunity for improvement was noted.

“There are two long narrow areas of lock-up garage courts, one to the north of Nos. 60 to 88 (even) Cecile Park accessed from a track adjoining No. 29 Gladwell Road, and the other to the south of Nos. 27 to 47 (odd) Cecile Park accessed from a drive between No.39 and No. 41. Public views of these garage courts are limited to their entrances because much of their area is hidden from view from nearby streets by the long residential terraces on either side. However, they are visible at the ends of the large maturely planted rear gardens from the rear windows of nearby properties. The semi-derelict and under-used nature of the lock-up garages detracts from the character and appearance of the conservation area and offers an opportunity for improvement. The UDP no longer supports the retention of lock-up garages and as a result the sites have

been the subject of proposals for residential development for over ten years that have resulted in several planning appeals. Planning Inspectors noted “the low level of use of the existing poorly maintained utilitarian garages” and came to the view that “their loss would not lead to an increase in parking on local roads.” They also acknowledged that “the ugly rank of semi-derelict garages adversely affecting the character and appearance of the streets of this part of the Crouch End Conservation Area.” In January 2010 both sites received planning permission for replacement of the garages with discrete, well-planned contemporary residential buildings within the generally open setting of this part of the conservation area that will not compete with the prevailing Victorian and Edwardian buildings. It is considered that the proposed developments will not have a harmful effect on the character or appearance of the Crouch End Conservation Area, which as a result would be preserved.” (Para 7.54)

Impact on Residential Amenity

- 9.21 In considering the effect on the living conditions of the surrounding occupiers, Officers are mindful of what has been said in the previous appeal decisions.
- 9.22 In the 2009 appeal decision the Inspector concurred with the view of the 2008 appeal decision that the dwellings proposed on plots 1 – 4 would not be unduly intrusive. The Inspector however was concerned in respect of the impact of the house at plot 5, which he viewed as having a significant adverse effect. Leading on from the 2010 scheme omitted house No. 5.
- 9.23 As outlined in the 2010 Officers report all the proposed dwellings would be situated between 3.8 and 6 metres from the northern boundary of the application site and between 3.2 and 5.2 metres off the southern boundary of the site. The one end dwelling Number 1 would be situated 4.8 metres and 3.4 metres off the side boundaries of the site. The plans detailed a large amount of landscaping along the property boundaries with fencing to be erected around the boundary and large number trees planted along the boundary.
- 9.24 The layout of the dwellings, with the removal of unit 5 and the fencing and tree planting proposed, results in a scheme which will not adversely affect the residential and visual amenities of neighbouring occupiers.

Impact on Trees

- 9.25 As referred to above the various schemes for this site have raised concerns in respect of their impact on trees. In specific the scheme with a house on plot No 5 raised specific issues in terms of its impact on trees. In the July 2009 Appeal the Inspector found that the future health of the trees in the close proximity to plot 5 would be likely to be put at risk; ‘in my view any such loss of a tree would be likely to harm the area’s character and appearance’ (.para. 22).

- 9.26 The house on plot 5 has been removed from the scheme and therefore the concerns of the Inspector in terms of the potential effect of this house have been overcome.
- 9.27 The Council Arboriculturist commented on the 2010 application and concluded that through the use of appropriate conditions the new development could be constructed without any detrimental effects on the existing trees in adjacent gardens.

10.0 HUMAN RIGHTS

- 10.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

11.0 EQUALITIES

- 11.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 71 of the Race Relations Act 1976. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

12.0 CONCLUSION

- 12.1 The determination on this application has been made having regard to the previous consent under LPA Ref: HGY/2009/1768. The current proposal is a renewal of this previous consent.
- 12.2 The current and previously approved application proposes the demolition of the existing garages and the redevelopment of the site for residential use, comprising of 4 x 2/3 storey three bedrooms houses and 8 no. car parking spaces. The application site has been subject to a long planning history, including numerous planning appeals, during which time the number of units has been reduced from eight to four.
- 12.3 In the scheme approved in 2010 a fifth house was deleted from the scheme and permission subsequently approved for a scheme of four houses. This previously approved scheme in terms of its layout and design is still considered to be acceptable and compatible with the surrounding residential use and character of the area.

13.0 RECOMMENDATIONS

GRANT PERMISSION TO REPLACE EXTANT PERMISISON

Subject to the following conditions:

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

SITE LAYOUT & EXTERNAL APPEARANCE

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. A detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of: Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and

implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

CONSTRUCTION

6. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

8. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

9. Details of a scheme for ensuring that the proposed development complies with the requirements of the Fire and Community Safety Directorate of the London Fire and Emergency Planning Authority shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority prior to the occupation of all or any of the housing being built.

Reason: In order to ensure that the proposed development meets the required fire safety standards prior to the occupation of the properties being built.

10. Before development commences other than for investigative work:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

11. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

PERMITTED DEVELOPMENT RIGHTS

12. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

REASONS FOR APPROVAL

The determination on this application has been made having regards to the previous consent under LPA Ref: HGY/2009/1768. The current proposal is a renewal of this previous consent. This previously approved scheme in terms of its layout and design is still considered to be acceptable and compatible with the surrounding residential use and character of the area. As such the proposal will enhance the character and appearance of this part of the Conservation Area. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.

INFORMATIVE: The new development will require numbering. The applicant should contact the Local Charges at least six weeks before the development is occupied (Tel: 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

APPENDIX 1: COMMENTS ON OBJECTIONS

No.	Stakeholder	Comments	Response
1	Building Control	Further details are required to demonstrate compliance with the requirements of B5 of the Building Regulations (Access and facilities for the Fire Service), and will require an application to be submitted to this office. Please see link below:	- Noted
2	LFEPA	The Brigade is not satisfied with the proposal for fire fighting access as it would appear to be more than 45metres from the fire brigade access point.	- Access to the site for emergency vehicle and service vehicles is considered acceptable. The scheme meets the minimum 3.7 width for fire appliance access and has a sufficient turning head at the end of the site access for emergency and service vehicles to manoeuvre. Hydrants or a sprinkler system can be used to meet requirements of B5 of the Building Regulations
3.	Local Residents	<ul style="list-style-type: none"> • The developers have never successfully submitted a reasonable design with respect to the size of the site; • Site is too narrow for houses; • The proposal fails to take account of the nature of the site as an area that is not a frontage to a wide road, but a narrow space overlooking adjacent properties • Close proximity of the proposal to 	<ul style="list-style-type: none"> - The siting and form of the buildings are considered to be acceptable and pick up on building materials and detail in the area. - The building footprint and forms sit comfortably within the constraints of the site and represent a reduction in hardsurfacing compared to the existing garages.

No.	Stakeholder	Comments	Response
		<p>existing properties in Elm Grove and Tregaron Avenue;</p> <ul style="list-style-type: none"> • Loss of privacy to houses and gardens adjoining the site; • Houses would block light to properties in Cecil Park; • The houses are less than 12 metres from the houses in Tregaron Avenue whose outlook amenity and privacy will be significantly reduced; • Habitable rooms should not be within 20 metres of habitable rooms of existing properties as per guideline 8.20 set out previously above; • Visual character of the conservation area is not being protected; • Not enough width for and emergency vehicle to access the new properties; • Tree next to the garden of No 31 will be affected; 	<ul style="list-style-type: none"> - While the buildings sit close to boundary of the site, they are positioned and designed not to adversely affect the amenities of adjoining residents. <p>It has already been found by previous Inspectors that the living conditions of adjoining residents will not be adversely affected.</p> <ul style="list-style-type: none"> - Bearing in mind the height of the proposed buildings and separation distances there will be no loss of light to neighbouring properties. - As indicated above and as noted by previous Inspector the proposal will not adversely affect the amenities of neighbouring residents. - This 20m gap between facing windows applies to first floor windows and not ground floor windows. The line of vision from ground floor windows is blocked by garden fences and vegetation. - The unsightly appearance to this site will be improved therefore enhancing the appearance of the conservation area. - Access to the site for emergency vehicle and service vehicles is considered acceptable. The scheme meets the minimum 3.7 width for fire appliance access and has a sufficient turning head at the end of the site access for emergency and service vehicles to manoeuvre. Hydrants or a sprinkler system can be used to meet requirements of B5 of the Building Regulations. - As noted previously through the use of appropriate conditions

No.	Stakeholder	Comments	Response
		<ul style="list-style-type: none"> • Services in Crouch End area are all ready over-strained eg GP surgeries, schools; • Risk to pedestrians (children in particular) of cars going in and coming out of the lead in area to the site during construction and afterwards by residents; • Noise and disturbance in association with construction. 	<p>the new development can be constructed without any detrimental effects on the existing trees in adjacent gardens.</p> <ul style="list-style-type: none"> - While all additional housing places additional pressure on services there is an overriding need for housing. Local services can be added to deal with additional demand. - The comings and goings in connection with these 4 additional houses are not considered to be significant and may in fact be lower than the use for lock up garages. - This would not be a reason in itself to resist or refuse permission to develop this site.

APPENDIX 2:- COMMITTEE REPORT - HGY/2009/1768

**APPENDIX 3 - PLANNING APPEAL DECISION –
APP/Y5420/A/09/2093786**